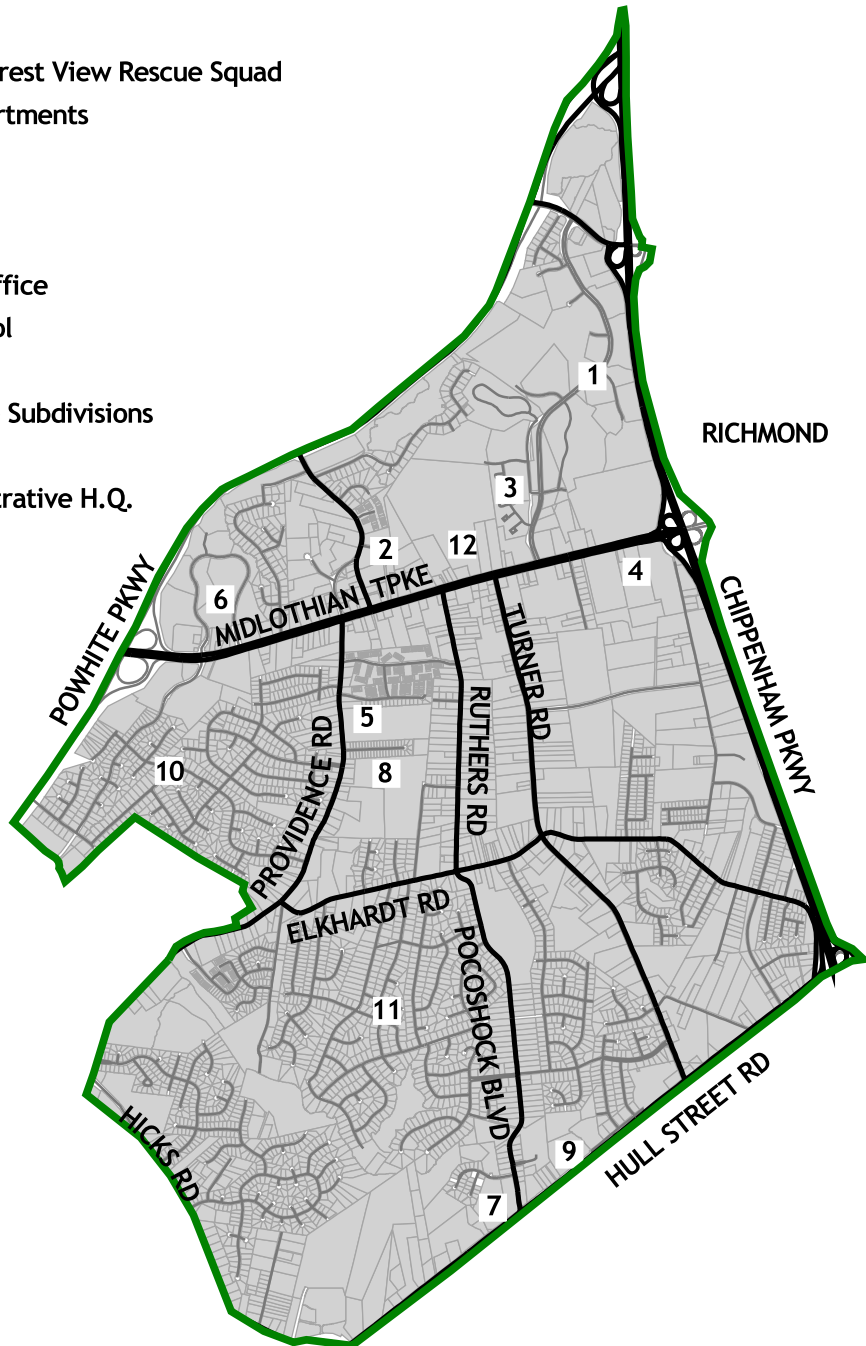


# Manchester

## Manchester Features

- 1 Boulders Office Park
- 2 Buford Fire Station & Forest View Rescue Squad
- 3 Chesterfield Village Apartments
- 4 Cloverleaf Mall
- 5 Davis Elementary School
- 6 Gateway Office Park
- 7 Pocoshock Creek Post Office
- 8 Providence Middle School
- 9 Manchester YMCA
- 10 Scottingham/Whitestone Subdivisions
- 11 Surreywood Subdivision
- 12 VA State Police Administrative H.Q.

-  Major Roads
-  Streets
-  Parcels



0 1 2 Miles



# Manchester Community Profile

(All data is for 2001 unless noted otherwise)



Surreywood Entrance Sign

## Challenges (see notes on pages 71-72)

- High EMS call rate: .1 calls per capita
- High Group A crime rate: .12 incidents per capita
- High property crime rate: .07 incidents per capita
- High quality of life crime rate: .025 incidents per capita
- High police call rate: .81 calls per capita

## Community Characteristics

- No population growth from 1990 to 2002
- Slow projected population growth rate from 2002 to 2008: +.7% per year
- High residential density: 1.17 units per acre
- Low public school enrollment: 14.8% of total population
- High percentage of multi-family residences: 33.4%
- High rate of business licenses: .1 licenses per capita



House along Pocoshock Boulevard



Boulders Office Park

# Manchester Community Summary

POPULATION	YEARS	MEASURE	MANCHESTER	COUNTYWIDE
Average Annual Growth	1990-2002	% Increase	0%	2.4%
Projected Annual Growth	2002-2008	% Increase	.7%	2.1%
<b>HOUSING</b>				
Density	2001	Units/Acre	1.17	.37
Multi-Family Units	2001	% of All Units	33.4%	15.1%
Owner Occupied Houses	2001	% of All Units	88.4%	88%
Renter Occupied Houses	2001	% of All Units	11.6%	12%
Median Age of Houses	2001	Years	22	18
Median House Size	2001	Square Feet	1600	1774
Single Family Housing Turnover	2001	% of All Units	10.24%	9.99%
Maintenance and Reinvestment	2001	\$ / Unit	\$161	\$224
Residential Code Complaints	2001	Per Capita	.0084	.0075
Single Family Housing Growth	2001	% Increase	1.6%	2.4%
Multi-Family Housing Growth	2001	% Increase	0%	4.5%
Overall Housing Growth	2001	% Increase	1.1%	3%
Development Potential	2001	New Units	643	45,328
Resale Housing Sales Prices	2001	Median	\$114,000	\$129,950
New vs. Resale Housing Sales Prices	2001	% Difference	124%	139%
Annual Assessment Trends	1997-2001	% Increase	3.24%	4.48%
Assessment Trends	2000-2001	% Increase	5.74%	5.85%
<b>PUBLIC SAFETY</b>				
Police Calls For Service	2001	Per Capita	.8140	.4800
Group A Crime Incidents	2001	Per Capita	.1164	.0613
Violent Crime Incidents	2001	Per Capita	.0178	.0126
Property Crime Incidents	2001	Per Capita	.0672	.0293
Quality of Life Crime Incidents	2001	Per Capita	.0251	.0165
Persons on Probation	2001	Per Capita	.0073	.0069
EMS Calls For Service	2001	Per Capita	.0978	.0668
<b>PUBLIC SCHOOLS</b>				
Public School Enrollment	2001	% of Population	14.8%	18.4%
<b>BUSINESSES</b>				
Business Licenses Issued	2001	Per Capita	.0990	.0587
Home-Based Businesses	2001	Per Capita	.0251	.0282
<b>COMMUNITY LIFE</b>				
Organizations	2001	Per Capita	.0020	.0018